

FOR SALE | INDUSTRIAL COLD STORAGE FACILITY

1910 S. 10th Street, Hidalgo, TX 78557

45,000 SF Cold Storage | 18 Docks | 4.8 Miles to Pharr Bridge



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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PROPERTY OVERVIEW

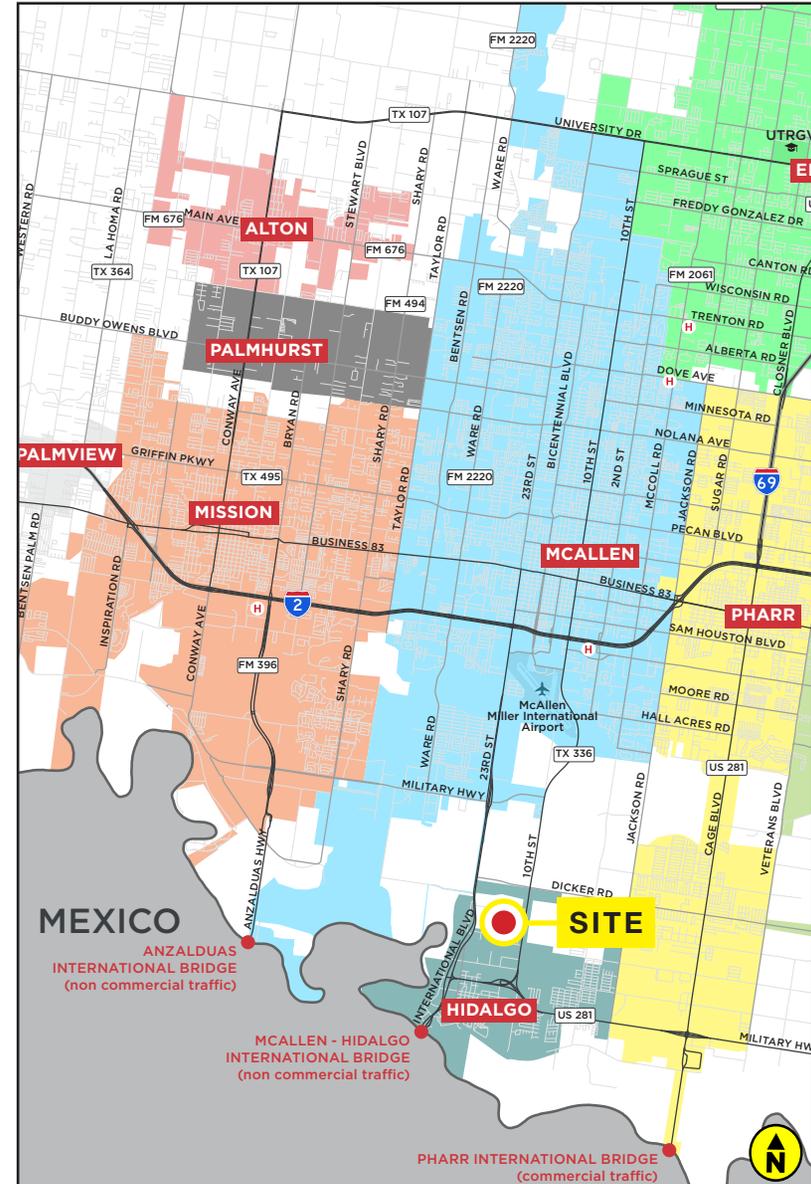
Delivered June 2026, this ±51,000 SF cold storage facility includes approximately 45,000 SF of refrigerated warehouse and 6,000 SF of office. The property is located in Hidalgo, TX at the intersection of Val-Mex Rd and S. 10th Street, approximately 4.8 miles from the Pharr International Bridge and 5.8 miles from Interstate 2. Key features include 30' clear height, 18 dock-high loading positions with vertical levelers, insulated panel construction, perimeter floor drains, and heavy industrial power (1,200 amps, 277/480V, 3-phase).

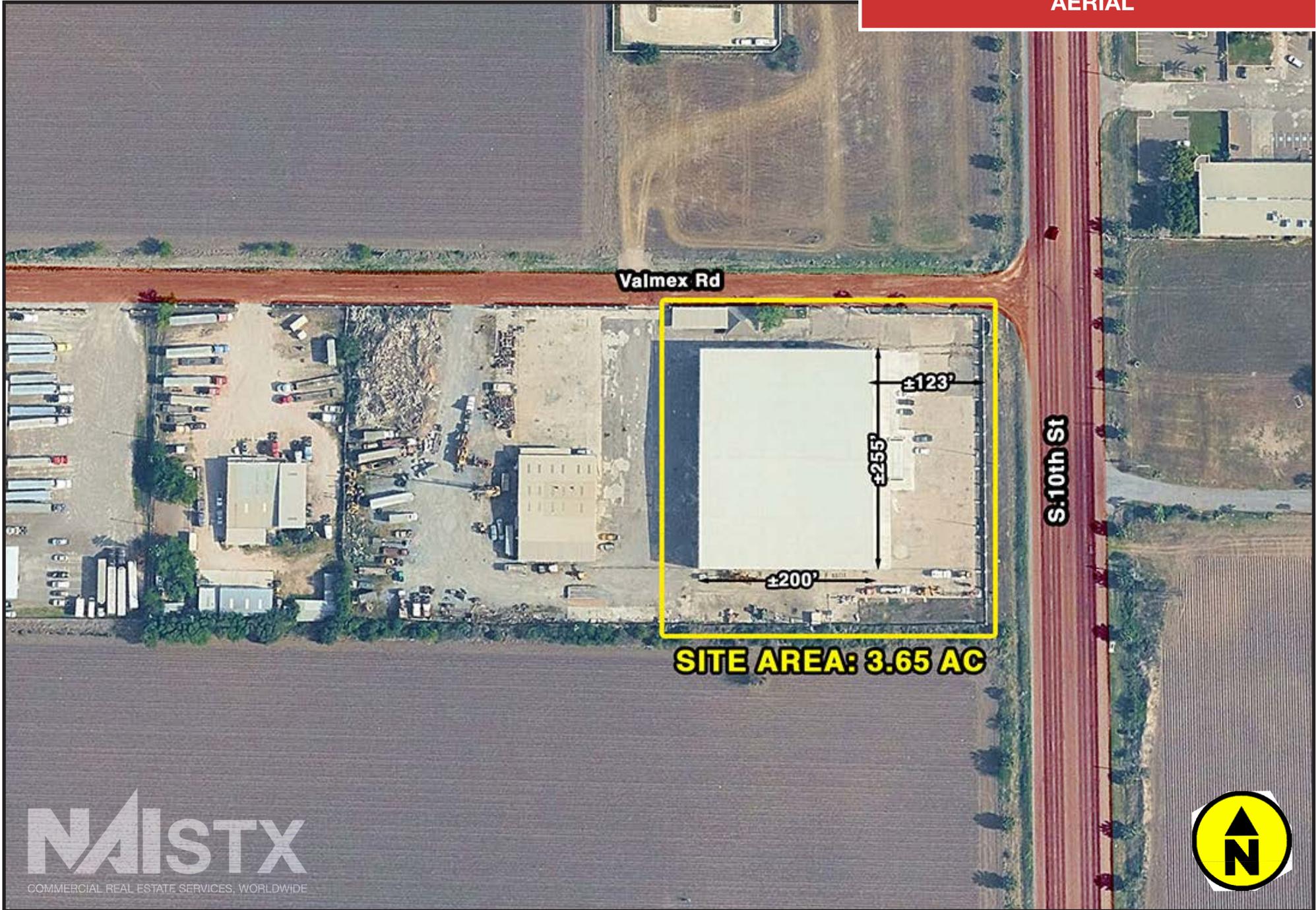
Proximity Highlights:

- **4.8 miles** to Pharr International Bridge
- **5.0 miles** to McAllen International Airport
- **5.8 miles** to Interstate 2

PROPERTY FEATURES

Total Area:	±51,000 SF Total
Cold Storage:	±45,000 SF Refrigerated Warehouse
Office Space:	±6,000 SF (distributed by unit)
Clear Height:	30'
Dock Doors:	18 Dock-High Doors (vertical Load Hog levelers)
Construction:	Insulated Panel
Floor Drains:	Perimeter floor drains
Power:	1,200 Amps 277/480V 3-Phase
Site Area:	±3.65 Acres
Floor Drains:	Perimeter Floor Drains
Delivery:	June 2026





Valmex Rd

S. 10th St

±123'

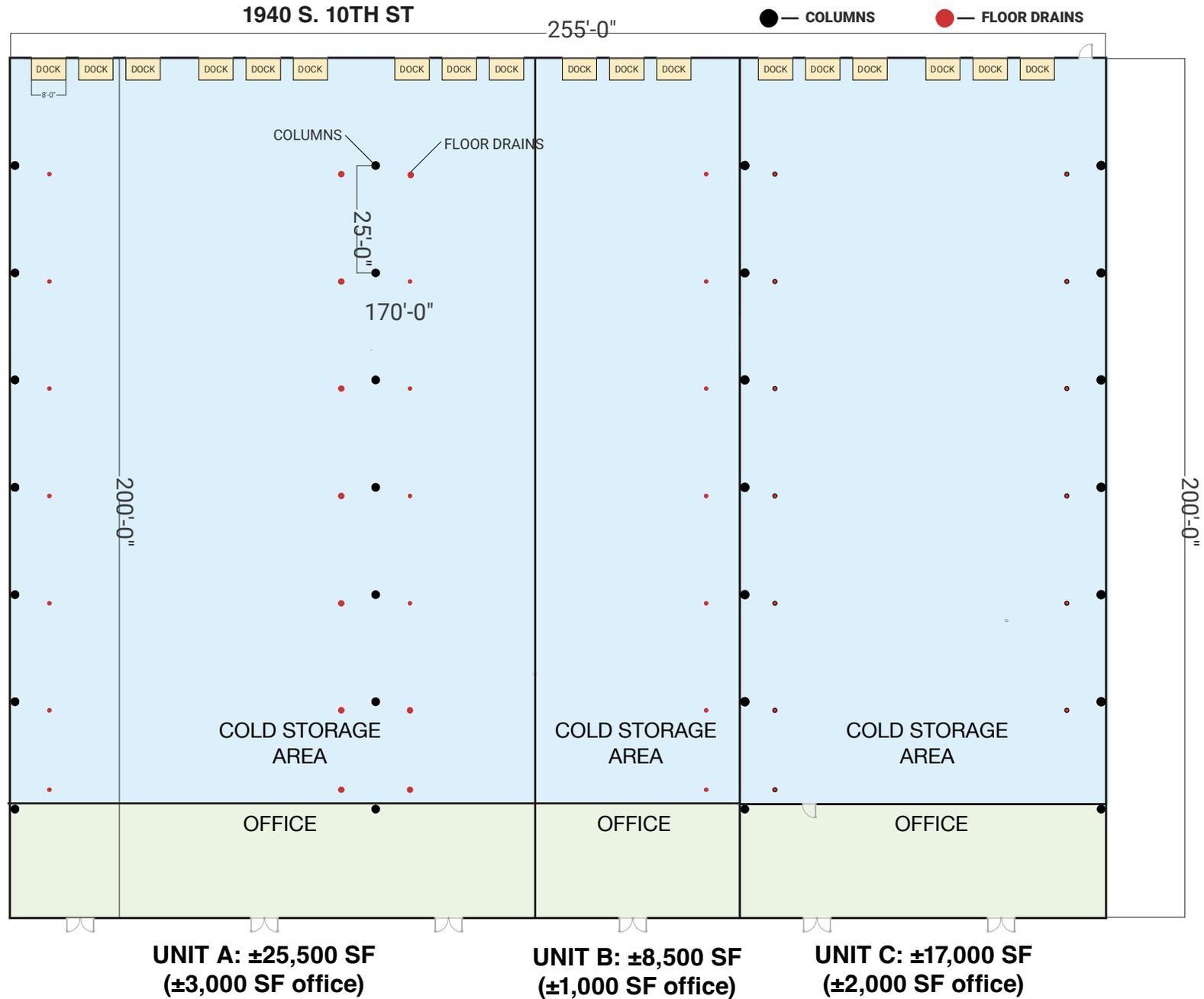
±255'

±200'

SITE AREA: 3.65 AC



AVAILABLE CONFIGURATION (3 UNITS)



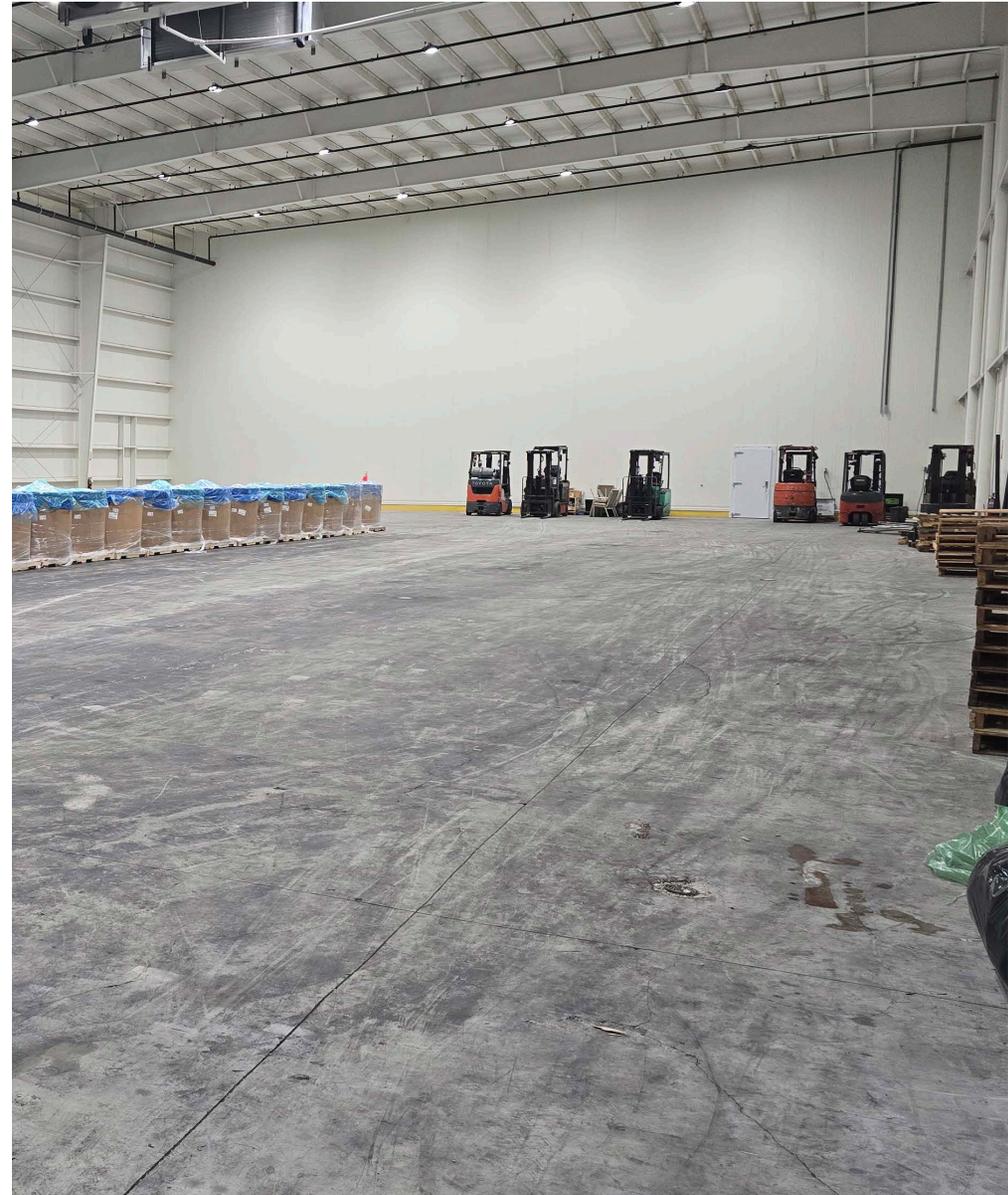
1910 S. 10th Street, Hidalgo, TX 78557
EXTERIOR AREA

NAISTX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



1910 S. 10th Street, Hidalgo, TX 78557
INTERIOR AREA - COLD WAREHOUSE

NAISTX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE





- 1**
- DHL
 - Alpine
 - Commscope
 - LKQ
 - Ceva
 - Cornelius
 - Regal Rexnord
 - Standard Motor

- 2**
- ABC Supply Co Inc
 - Amazon
 - Santos International
 - Denso Ten
 - Lineage Logistics
 - Pro Trans
 - GE

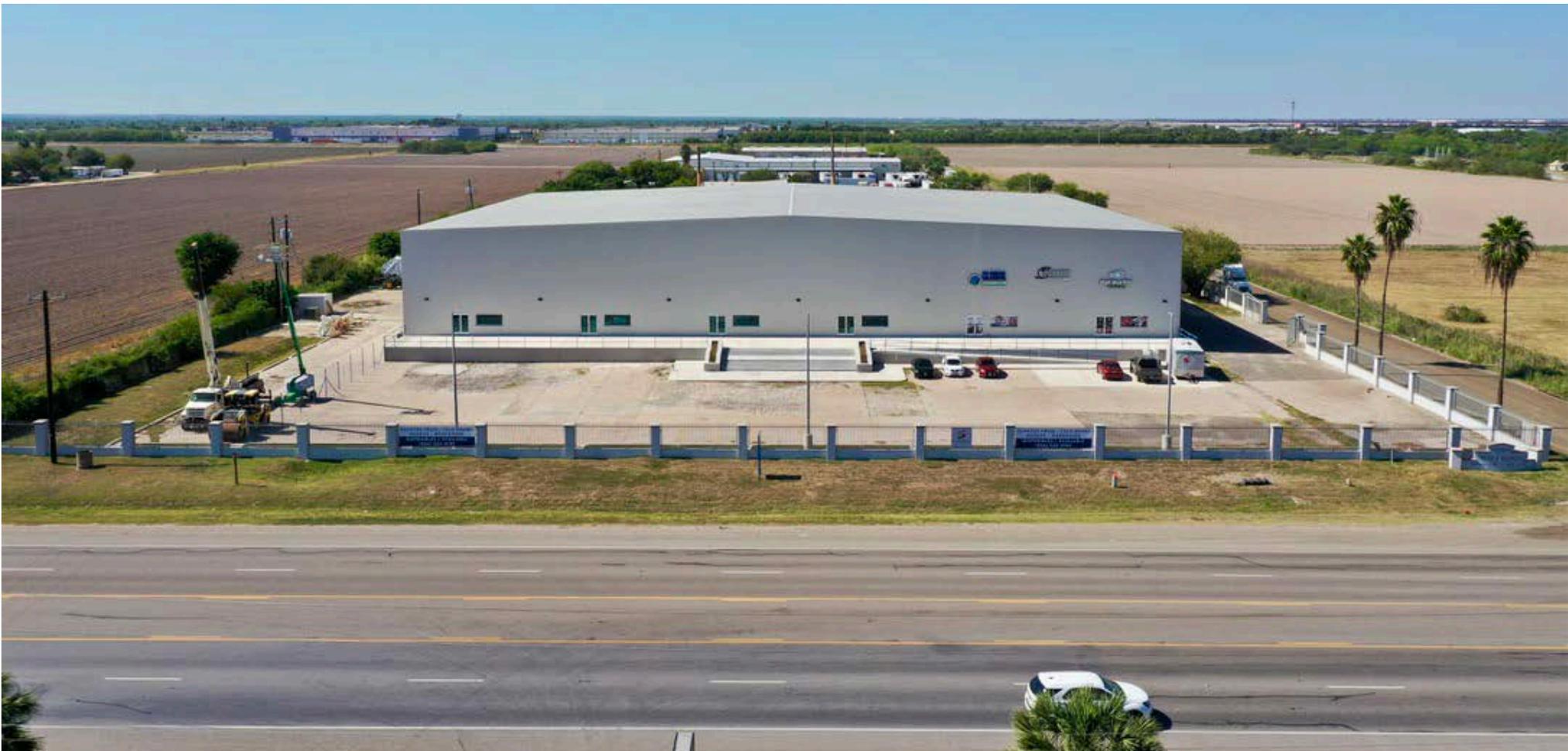
- 3**
- Pepsi
 - Expeditors
 - Bana Box
 - Essity
 - Ts Tech

- 4**
- Keystone Cold LLC
 - Russell Equipment Inc
 - Red Sun Farms
 - SmartCold
 - Villita Avocados
 - Envision Cold Storage

- 5**
- Dicex
 - UPS Supply Chain Solutions
 - MAS Logistics
 - Unimex
 - 4Fronts
 - Trancasa
 - NTW Tire

- 6**
- Emerson Tool Co
 - Mainfreight McAllen Transport
 - Nippon Express USA, Inc.
 - DSV Solutions
 - ASCO Power Technologies
 - Interlink

- 7**
- Bissell
 - Woodcrafters
 - Farmer's Best



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